

# Lot 319 Divot Circuit (Drew's Paddock), Invermay Park, Vic 3350



## House For Sale

Friday, 26 April 2024

Lot 319 Divot Circuit (Drew's Paddock), Invermay Park, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 511 m<sup>2</sup>

Type: House



Erin King

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## **\$696,400\* PREMIUM TURNKEY BRUNSWICK 24**

This is a NEW house and land package to be constructed, NOT an established home. \*First Home Buyer Price. PREMIUM TURNKEY HOMES WITH MORE VALUE IN EVERY BASE PRICE Featuring more than \$70,000 worth of premium inclusions upfront, the Click & Collect range by H&L Victoria provides First Home Buyers and busy Investors with a simplified process and a fully completed turnkey solution for their new home needs. PREMIUM INCLUSIONS- Front & rear landscaping- Half share fencing & driveway- Flooring throughout- Higher ceilings- LED downlights throughout- Modern appliances including dishwasher- Overhead cupboards to kitchen- Blinds throughout- 5kW split system cooling- Ducted heating throughout- Tiled shower bases- Chrome finish double towel rails and toilet roll holders- Framed mirror or vinyl sliding doors to robes- Brick infills over windows- Remote control garage- Window locks & flyscreens to all openable windows- Clothesline and letter box- NBN connection- Multiple facade options This is a house and land package which has not been constructed. Please enquire to find out estimated build time. The facade image shown is for illustrative purposes only. \* Pricing correct at time of publication, but subject to change without notice due to (not limited to) land delays and regulation changes. Package price excludes stamp duty on land, legal fees and conveyancing costs including titles and property report. Floorplan is a representation of a standard facade unless otherwise stated. H & L reserves the right to alter the images or descriptions without notice. External & Internal photographs are for visual purposes only. Finance eligibility will depend on individual circumstances and applicable lending criteria. Price advertised is inclusive of the First Home Buyer Grant. If this is not applicable to you, then \$10,000 will need to be added to the advertised price. Please refer to the SRO website regarding eligibility ([www.sro.vic.gov.au/first-home-owner#fhog](http://www.sro.vic.gov.au/first-home-owner#fhog)).